

060.A

0007

0010.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

726,000 / 726,000

USE VALUE:

726,000 / 726,000

ASSESSED:

726,000 / 726,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8-10		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #: 10

Owner 1: KOTAPISH DAWN

Owner 2:

Owner 3:

Street 1: 10 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: DALTON DYLAN & -

Owner 2: KOTAPISH DAWN -

Street 1: 10 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 2530 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Street
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7330																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	722,800	3,200		726,000			
Total Card		0.000	722,800	3,200		726,000	Entered Lot Size		
Total Parcel		0.000	722,800	3,200		726,000	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card: 286.96	/Parcel: 286.9		Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	711,800	3200	.		715,000	715,000	Year End Roll	12/18/2019
2019	102	FV	579,300	3200	.		582,500	582,500	Year End Roll	1/3/2019
2018	102	FV	511,900	3200	.		515,100	515,100	Year End Roll	12/20/2017
2017	102	FV	466,400	3200	.		469,600	469,600	Year End Roll	1/3/2017
2016	102	FV	440,500	3200	.		443,700	443,700	Year End	1/4/2016

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DALTON DYLAN &		75595-427	1	9/11/2020	Convenience	99	No	No		
ELEFSON ROBERT		64288-231		9/26/2014		455,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2017	3	Siding	5,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Measured	DGM	D Mann
1/14/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: .

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

Total Card / Total Parcel

726,000 / 726,000

726,000 / 726,000

726,000 / 726,000



!16101!	
PRINT	
Date	Time
12/11/20	05:44:46
LAST REV	
Date	Time
10/08/20	15:41:49
mmcmakin	
16101	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Sign: VERIFICATION OF VISIT NOT DATA _____	
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good														
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:			%	OthrFix: 1	Rating: Good														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: BEIGE				A Kits:	Rating:														
View / Desir: S5 - Size 5				Frl:	Rating:														
GENERAL INFORMATION								WSFlue:				Rating:							
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1923		Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G16		Fact: .		Floor: 2 - 2nd Floor															
Const Mod:				% Own: 60.000000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION								DEPRECIATION				REMODELING							
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		No Unit RMS BRS FL				RES BREAKDOWN							
Prim Int Wall: 2 - Plaster				Functional:		%		1	9	4	M								
Sec Int Wall:				Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 3 - Hardwood				Override:		%		Totals											
Sec Floors:				Total: 18.6			%	1	9	4									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL						
Bsmnt Gar:				Size Adj.: 1.06501973															
Electric: 3 - Typical				Const Adj.: 0.94040596															
Insulation: 2 - Typical				Adj \$ / SQ: 295.458															
Int vs Ext: S				Other Features: 84700															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 5 - Steam				NBHD Inf: 0.97000003															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 887965															
% Com Wall				Depreciation: 165162															
% Sprinkled:				Depreciated Total: 722804				WtAv\$/SQ:	AvRate:	Ind.Val									
								Juris. Factor: 1.00	Before Depr:	315.25									
								Special Features: 0	Val/Su Net:	285.69									
								Final Total: 722800	Val/Su SzAd:	285.69									
MOBILE HOME								Color:				IMAGE							
Make: [] Model: [] Serial #: [] Year: []								PARCEL ID 060.A-0007-0010.0				AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X19	A	AV	1923		28.16	T	40	102			3,200			
																	3,200		
More: N				Total Yard Items: 3,200				Total Special Features: []				Total: 3,200							